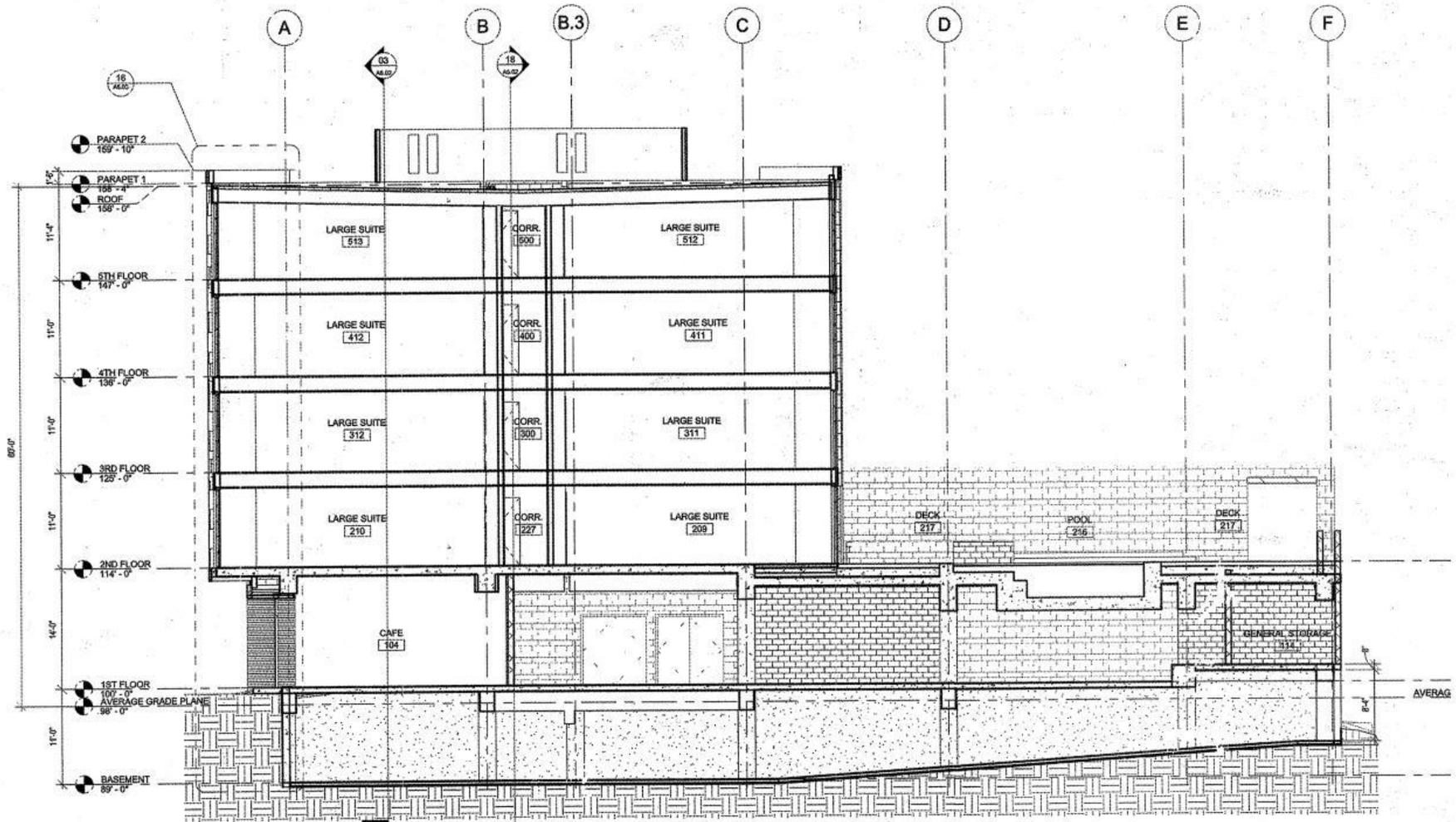


Austin Development Case Studies

Colby Wallis

Eastside Hotel

- Project Description
 - 40 Key Hotel
 - Ground floor walk up café
 - Second floor bar with amenity deck with pool and stage for live music
- Community Benefits
 - Remove short term rental out of neighborhoods for a suite style community oriented room configuration
- Current Zoning
 - 2:1 FAR
 - Plaza Saltillo TOD



Eastside Hotel

Parking – 38 Parking Space Required

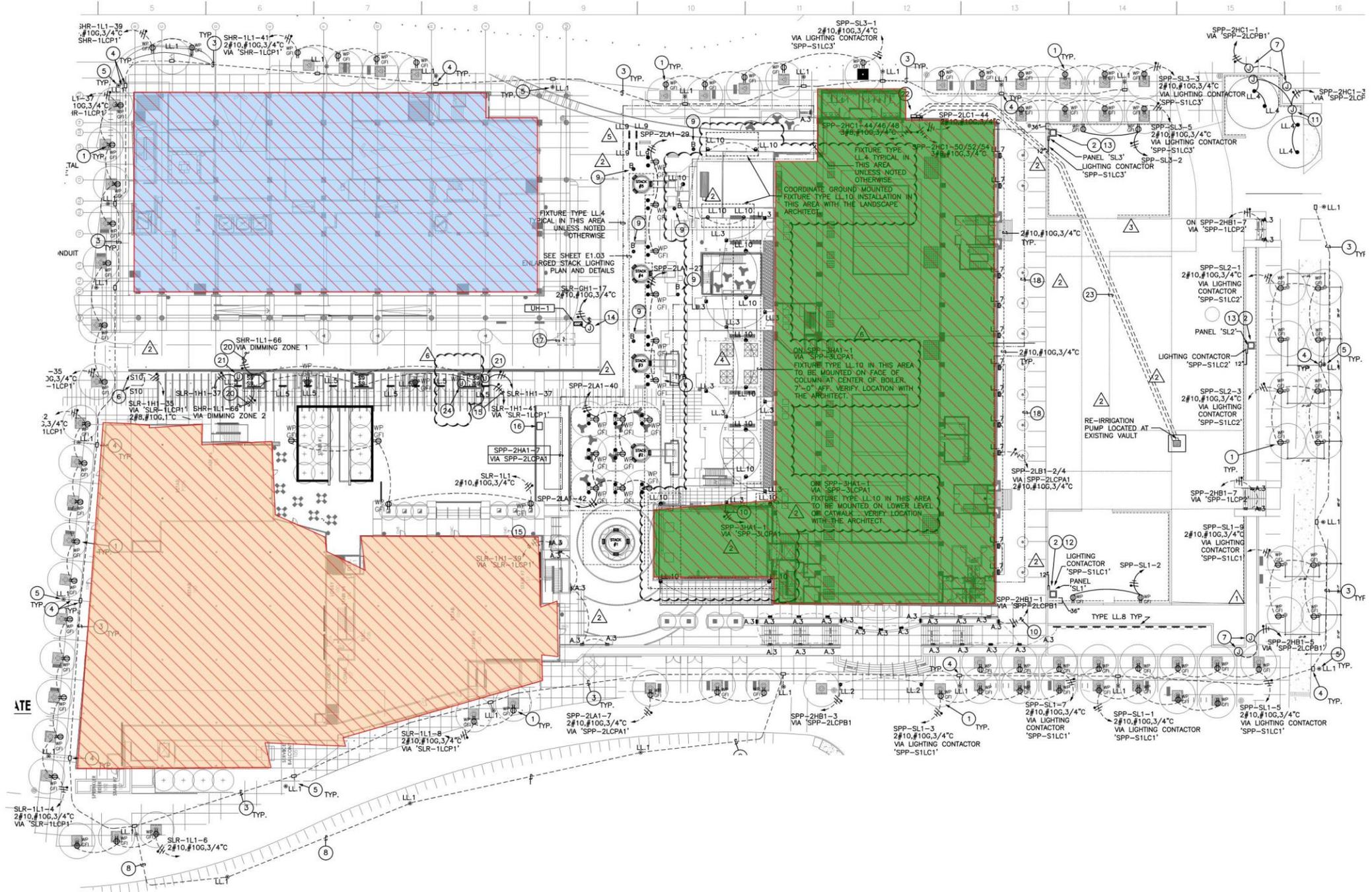
USE:	RATIO:	ROOMS / SF	PARKING REQUIRED
HOTEL	1.1 SPACE PER ROOM	40 ROOMS	44
RESTAURANT (GENERAL)	1 SPACE PER 100 SF	1120	12
RESTAURANT PATIO	1 SPACE PER 100 SF	600	6
TOTAL PARKING REQUIRED			62
REDUTION (40% - PLAZA SALTILLO TOD)			38

Allowable Height – 67’-0”

ALLOWABLE		PROPOSED	
BUILDING HEIGHT (FEET ABOVE FFE)	67'	BUILDING HEIGHT	67'
		HIGHEST POINT	559.00 MSL
# OF STORIES	5	# OF STORIES	5
BUILDING COVERAGE	95%	BUILDING COVERAGE	90.10%
			1.99:1
FAR	2:01	FAR	(30,301 SF)
IMPERVIOUS COVERAGE	95%	IMPERVIOUS COVERAGE	94%

Seaholm (P3)

- Project Description
 - Redevelopment of historic art deco Seaholm Power Plant, 3-story underground parking garage, 2 story mixed-use retail and office, 30 story high rise condos including 8 levels above grade parking, 1st and 2nd floor mixed use, retail, restaurant, office; publicly accessible private maintained green spaces; development of Seaholm drive, expansion of 3rd street, extension of West Ave to Cesar Chavez; infrastructure and Austin Energy chilled water line infrastructure
- Community Benefits
 - Connecting Downtown Roadway Infrastructure
 - Additional below grade parking downtown
 - Rehab of Historic Art Deco Power Plant
 - Integrated Community (live/work/leisure)
 - On-site Storm water Management INSERT PHOTO
 - Living wage for workers
 - WMBE Participation Requirements
 - Art in Public Places



Seaholm (P3)

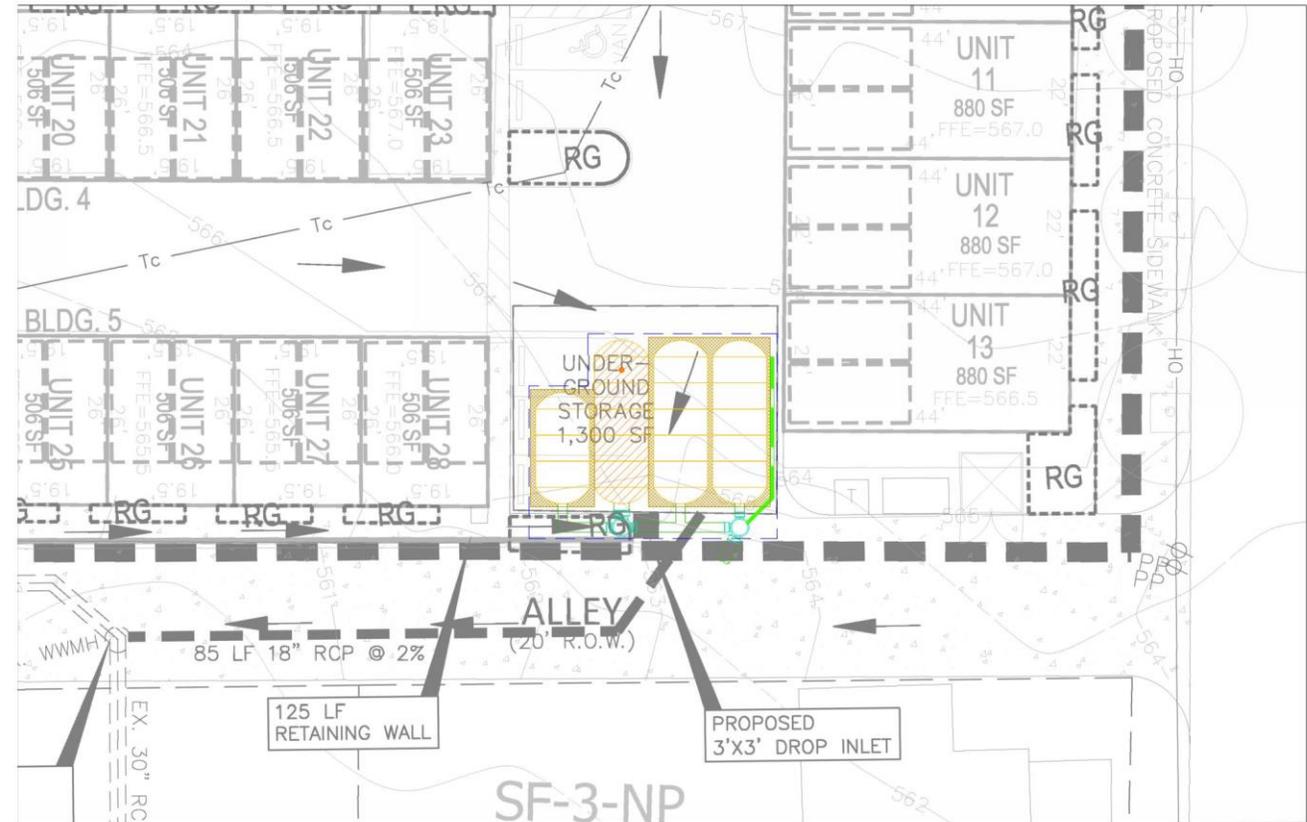
- Master Development Agreements Reimbursement Incentives
 - “Street Incentive” – \$4,200,000
 - Build streets in the ROW, new Seaholm Drive, Expansion of 3rd street, extension of West Ave to Cesar Chavez
 - “Power Plant Rehab Incentive” – \$4,500,000
 - Interior renovation of historic power plant
 - “Plaza Incentive” – \$2,100,000
 - Plaza includes interior publicly accessible outdoor space
 - “Reimbursement Fees Incentive” – unknown
 - Distribution of Property Net Income. All Property Net Income from the operation and sale of the Property will be distributed to the COA at increments identified in the MDA.

Seaholm (P3)

- Other COA Benefits
 - COA underground parking garage investment and return
 - Art in Public Places was funded \$100,000 by Seaholm for public art installation on site

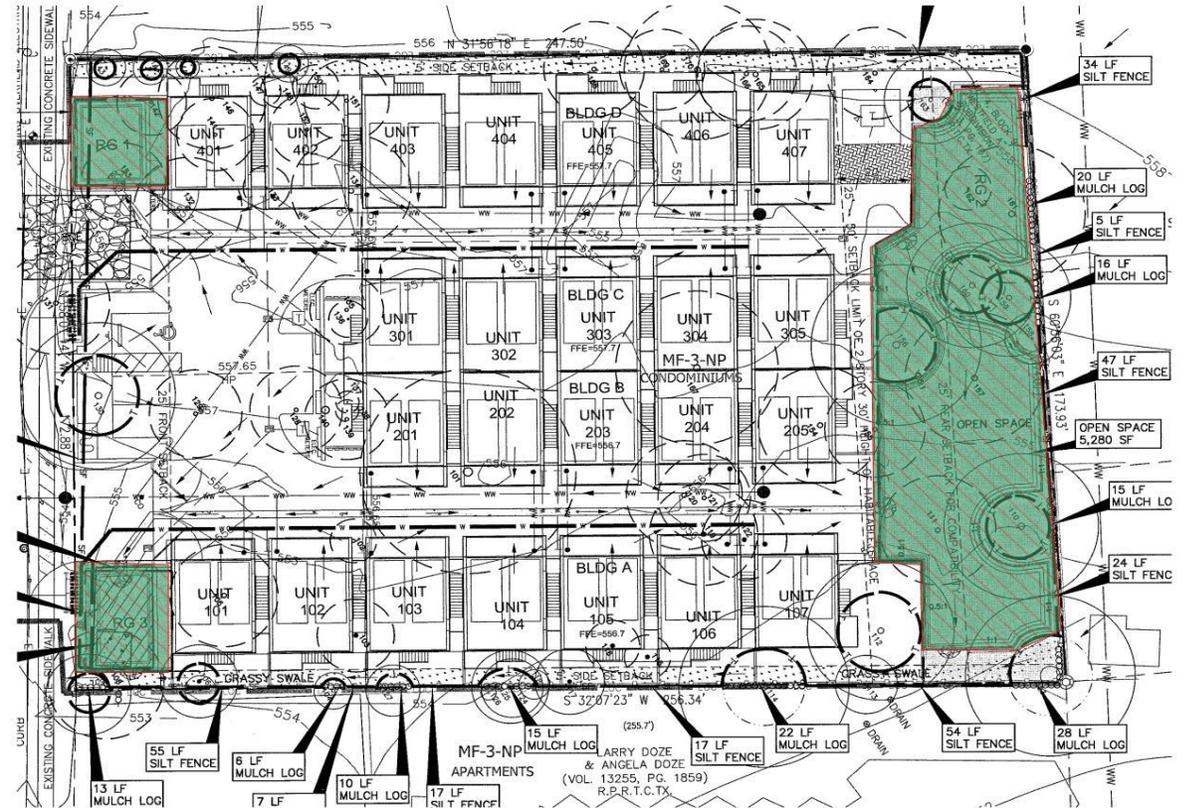
Manor Road Development

- Development Community Benefit
 - Increased density to create walkable environment within MLK TOD
 - Increased density utilizes existing mainline infrastructure
 - On-site watershed mitigation
 - \$50,000 - \$70,000 in underground storm water structure
 - \$15,000 - \$20,000 for additional rain gardens



Enfield Development

- Development Community Benefits
 - Increased density to create walkable environment
 - Doubles density utilizes existing mainline infrastructure
 - On-site watershed mitigation with rain gardens
 - Use of rain gardens are parkland / green space



Austin Energy Design Standards

- 'In Network' electrical service over 800 amps requires a AE vault and \$250,000 to get electrical infrastructure to the development
 - Rainey Street small business development
 - Design changes required to accommodate smaller infrastructure
 - Downtown infill condo development – 32 units
 - Roughly \$8k per unit